

### Article III: Minimum Standards of Fitness for Places of Habitation Considerations

*\*Bold Text Indicates Proposed New Revisions*

	Section / Standard	Current	Considerations	Rationale
1.	Sec. 11-77. - Space and Use (doors)	(n) Requires doors at bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space.	Adds door hardware and includes all doors.	Improves enforcement as it relates to the condition of all doors and be more explicit and straightforward.
2.	Sec. 11-78. – Light and Ventilation (screens)	d) Requires that screens not be permanently fixed to the window frame or the window itself.	Amends the language requiring that screens not be permanently fixed to the window frame by any permanent means ( <b>nails, staples, screws, etc.</b> ), and be easily removed.	Improves enforcement by improving clarity for the requirements.
3.	Sec. 11-78. – Light and Ventilation (windows)	Requires that all windows opening to the outside be reasonably weathertight and have operable locks.	Requires that all windows, and doors with windows be reasonably weather tight, be free of cracked or broken glass and have operable locks. The glazed area would be glass only.	Improves enforcement for windows and for doors. Would require glass only, and disallow other materials.
4.	<b>Sec. 11-78. – Light and Ventilation (fixtures)</b>	<b>New provision</b>	<b>Requires existing kitchen exhaust equipment be operable, maintained, and vented to the exterior of the building. Ductless range hoods would not be required to be vented to the exterior.</b>	<b>Inoperable, or poorly maintained kitchen vents may cause humidity, smoke, or carbon monoxide (gas range or oven) build-up if not maintained.</b>
5.	Sec. 11-80. – Plumbing Facilities (water heaters)	(g) Requires adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.	Amends language to require water heater temperature be set at the normal setting for water heaters of 120 degrees Fahrenheit. Require that a temperature relief valve (TPR) and associated piping be in place.	Establishes, and clarifies the minimum acceptable temperature for hot water. The TPR valve is a safety device which is a component part of all water heaters. Damage, or improper installation of the TPR or piping may compromise the safety of the water heater.
6.	<b>Sec. 11-80. – Plumbing Facilities (fixtures)</b>	<b>New provision</b>	<b>Requires that kitchen and bathroom sinks/faucets be properly secured and sealed to prevent leakage.</b>	<b>Improper installation and sealing of sinks, and faucets to the countertop commonly allows damaging water intrusion.</b>
7.	Sec. 11-80. – Plumbing Facilities (fixtures)	(e) Requires that water closets (toilets) shall not be loose or leaking	Amends language to add a requirement that flush mechanisms must be maintained.	Leaking flush mechanisms may cause water intrusion at the floor, and can cause excessive water usage if uncorrected.
8.	<b>Sec. 11-80. – Plumbing Facilities (piping)</b>	<b>New provision</b>	<b>Requires all waste and vent piping be properly installed to ensure positive drainage and prevent sewer gas or odors from entering the dwelling.</b>	<b>Improves enforcement as it relates to waste piping.</b>

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9.	Sec. 11-81. – Heating Facilities	(l) Requires that fireplaces may be used for supplementary heating only and not for basic heat.	Amends language to add freestanding kerosene heaters, freestanding electric space heaters and vent free gas appliances (such as gas logs) as supplemental heating. These devices would not be considered a primary source of heat.	Clarifies that portable heaters may be used for supplemental heating, but do not take the place of a primary heating system.
10.	Sec. 11-83. (a) – Structural Standards (Foundation)	New provision	Requires crawl space hatchways and doors be maintained to prevent the entrance of rodents, rain and surface drainage water.	Improves enforcement and add clarity for the requirements related to water and vermin incursion.
11.	Sec. 11-83. (a) – Structural Standards (Foundation)	New provision	Requires screening be provided for all crawl space vents. ¼ x ¼ inch maximum mesh size.	Improves enforcement and add clarity for the requirements related to vermin infiltration.
12.	Sec. 11-83. (a) – Structural Standards (Foundation)	New provision	Requires that all masonry block and brick foundation systems or components be mortared with bonded joints. The block, brick, and associated joints should not be deteriorated.	Improves enforcement as it relates to dwelling foundations and be more explicit and straightforward
13.	Sec. 11-83. (d) – Structural Standards (Interior Walls)	New provision	Requires that Interior wall finishes and trim shall be free of water intrusion stains or moisture damage.	Establishes proof that the original cause of the stain has been permanently repaired.
14.	Sec. 11-83. (e) – Structural Standards (Ceilings)	New provision	Ceiling finishes and trim shall be free of stains or moisture damage.	Establishes proof that the original cause of the stain has been permanently repaired.
15.	Sec. 11-83. (f) – Structural Standards (Roofs)	(8) Requires that there be proper flashing at walls or chimneys.	Amends the language to add proper flashing at roof penetrations. Requires that the roof and flashing be sound, tight, and have no defects that admit rain.	Adds more specific areas where roof systems may leak.
16.	Sec. 11-83. (f) – Structural Standards (Roofs)	6) Requires that there be no loose roof covering, no holes, and no leaks causing damage to the structure or rooms.	Amends the language to add a requirement that no live or dead vegetation, tree branches or other debris that may affect roof drainage, or degrade the roof be allowed to remain on the roof.	Adds more specific conditions which may cause roof systems to leak.
17.	Sec. 11-83. (f) – Structural Standards (Roofs)	New provision	Requires that drainage be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.  Roof drains, gutters and downspouts be maintained in good repair and free from obstructions and designed to discharge rainwater away from the structure. Roof	Adds a requirement to maintain gutters and require good drainage of water from the roof. Lack of maintenance may cause water intrusion, and structure damage.

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			water not be discharged in a manner that creates a public nuisance.	
18.	Sec. 11-83. (f) – Structural Standards (Roofs)	New provision	Require that roof rafters, roof framing members, and roof sheathing not be sagging, over spanned, show signs of weakness, or be likely to cause structural weakness in the future.	Improves enforcement as it relates to the roof structure and be more explicit and straightforward.
19.	Sec. 11-83. (g) – Structural Standards (Porches)	(1) Requires that the floor, ceiling, and roof be equal to requirements set forth in this section, except sills, joists, and floors need not be level if providing drainage of floors; floors need not be weathertight; the ceiling height may be seven feet; and the attic need not be vented. (3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.	Amend the language to add requirements that exterior stairways, deck porches and balconies, landings, exits, and all attached appurtenances, be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Strengthens the existing requirements for exit way safety.
20.	Sec. 11-83. (g) – Structural Standards (Porches)	New provision	Require that masonry, or concrete floors or platforms not be negatively sloped allowing rainwater to enter or damage the dwelling.	Improves and clarifies enforcement by requiring that exterior porch slabs and landing be sloped positively to allow water drain away from the structure.
21.	Sec. 11-84 -Property Maintenance	(1) Requires exterior wood surfaces not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative with sufficient frequency to prevent deterioration.	Amend the language to prohibit peeling, flaking and chipped paint and require repainting.	Requires that surfaces be repainted if the original coating of paint has failed.
22.	Sec. 11-84 -Property Maintenance	New provision	Require that kitchen and bathrooms counter tops and cabinets shall be constructed and maintained to permit easy cleaning and maintenance of sanitary conditions.	Requires all cabinetry to be installed and maintained in a manner that it is free from cracks, holes, and damage.
23.	Sec. 11-84 -Property Maintenance	New provision	Require that counter tops and cabinets be constructed or covered by a non-absorbent material and be free from rot, water damaged wood, any broken or decayed materials which	Requires all cabinetry to be maintained.

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			would affect the integrity of the counter top or cabinet.	
24.	Sec. 11-84 -Property Maintenance	New provision	Require that cabinet doors and drawers be operable as intended and have functional hardware to allow for proper operation.	Improves enforcement as it relates to cabinetry.
25.	Sec. 11-84 -Property Maintenance	New provision	Require that exhaust ducts for clothes dryers terminate on the outside of the dwelling and be equipped with a back-draft damper. Screens which may trap lint may not be installed at the duct termination. Require that ducts be installed according manufacturer's instructions and that all ductwork be properly supported. Require that dryers not be connected to other venting systems, vents or chimneys.	Allows enforcement of standards related to hazardous conditions created by poorly maintained clothes dryers.
26.	New Section. – Air Conditioning	New section/provision	Require that when air conditioning, or cooling facilities and components are provided, that they be properly installed, safely maintained and in good working condition.	Requires existing cooling systems, both central and window units be maintained and operate as intended.